

## **Town of Carlisle Affordable Housing Trust**

### **Minutes**

May 29, 2014

**Present:** Greg D. Peterson, Chair; John Gorecki; Vanessa Moroney; and Peter Scavongelli. **Absent:** Douglas A.G. Stevenson, Nathan Brown, Carolyn Ing

1. **Meeting called to Order** at 7:24pm by Greg Peterson, Chairman
2. **Approval of Minutes.** On a motion made by John Gorecki, seconded by Vanessa Moroney, the minutes of the April 24, 2014 Carlisle Affordable Housing Trust meeting were approved, with John Gorecki and Greg Peterson in favor, Peter Scavongelli and Vanessa Moroney abstaining.
3. **Old Business**

#### **A. Updates on 338 Bedford Road**

The CAHT turned its attention to an update on 338 Bedford Road. The CAHT reviewed the 338 Bedford Road draft ground lease, which had previously been reviewed by Town Counsel and Greg Peterson. John Gorecki provided some commentary, in particular expressing some concern regarding minimum setback rules. The CAHT discussed the Housing Authority's interest in setting some minimum setback requirement. The CAHT also considered the Housing Authority's concern regarding the reserved easement going directly through the leased premises on 338 Bedford Road. Discussion ensued relative to setback, access easement, and reversion vs. demolition of tenant improvements at the end of the term, all of which need to be addressed by the Housing Authority. As a consequence, the CAHT agreed to postpone voting on the 338 Bedford Road ground lease until the Housing Authority has had a chance to address the open issues at its meeting on June 9<sup>th</sup>. In the interim Alan Lehotsky and Greg Peterson agreed to provide other comments and edits to Town Counsel. A decision was made to hold the next CAHT meeting at 6:30pm on June 10, 2014, which is just prior to the next Board of Selectmen meeting.

#### **B. NOAH Benfield Farms**

The CAHT next turned its attention to an update on Benfield Farms. The ribbon cutting ceremony was successful. It was informally reported at the ribbon cutting ceremony that 14 of 26 units are occupied, and that consideration is being given to raise the minimum income requirements and lower the minimum age to qualify for housing at Benfield Farms.

#### **B. 2014 Town Meeting Banta-Davis Article 22 (a)**

The CAHT next turned its attention to a discussion of Banta-Davis, in particular a re-cap of the town meeting discussion and vote. CAHT members discussed theories on why the vote failed, expressed concern that decisions are being made by what might not be a fair representation of the population, and that different strategies may be needed going forward given that affordable housing may be more of an emotional issue.

6. **Next Meeting Scheduled** for June 10, at 6:30 p.m.

7. **Meeting Adjourned.** There being no further business to come before the CAHT, on a motion made to adjourn by John Gorecki, seconded by Peter Scavongelli, the CAHT voted to adjourn at 8:15pm.

Respectfully submitted by Peter Scavongelli  
Clerk Pro Tempore